

Single Family Residence **RESIDENTIAL**

73 W RIVER RD

RUMSON, NJ 07760

\$2,645,365 TopHap Estimate · \$815 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

1.5
BATHS

3,246 ft²
LIVING AREA

1.5 ac
LOT SIZE

1982
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$2.6M

\$2.4M low

\$2.9M high

Est. Owner Equity

\$2,605,365

Loan-to-Value

2%

TAX & ASSESSMENT

Property Tax	\$18,096 (2025)
Assessed Value	\$1,886,300
Previous Assessed	\$1,725,100
Assessor Market Value	\$1,886,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 72 ft²

Patio · 160 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

47
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.7 mi
Forrestdale School	Middle	4–8	0.8 mi
Rumson-Fair Haven Regional High School	High	9–12	0.9 mi

District: Rumson Borough School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 07760

59 CRIME INDEX	114 AIR POLLUTION	9,274 POPULATION	\$220K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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